

REF: HB3310

PREMISES & BUSINESS

SUITABLE FOR HAIR & BEAUTY, BARBERS OR A1 COFFEE SHOP ETC

CURRENTLY TRADES AS HIGH END PIERCING & TATTOO STUDIO

UNUSED LOWER GROUND FLOOR WITH 3 × HYDRAULIC TATTOO CHAIRS

TOWN CENTRE, NOTTINGHAM – £39,995 LEASEHOLD + SAV



- TURNOVER £2,000 PER WEEK
- NET PROFIT £24,000 PER ANNUM
- RENT JUST £16,500 PER ANNUM
- 10 YEAR LEASE (9 REMAIN)
- 2 x PRIVATE ROOMS & LARGE LOWER GROUND FLOOR
- 1,100 SQ.FT (APPROX.) - OVER TWO FLOORS

LOCATION

Located in Nottingham's busy city centre, surrounded by high footfall retail, hospitality, and student trade. The area attracts a strong alternative and creative crowd, ideal for piercing and tattoo services. Excellent visibility and steady walk in traffic support consistent income and growth potential.

THE BUSINESS

This high end piercing and tattoo studio delivers a solid £24,000 net per annum from two piercers and front of house retail, all operating on a proven sublet income model. The setup provides reliable, recurring weekly payments with minimal owner involvement, making it an attractive hands off investment or a ready made platform for a new operator. The studio is beautifully presented, professionally fitted, and already positioned as a premium brand within Nottingham's busy city centre.

The lower ground floor is the real growth engine: a fully equipped tattoo space with three hydraulic chairs, currently unused and crying out for additional renters or an owner operator to expand the tattoo offering. With the right team, this area could easily double or even triple the current income. The business is turnkey, profitable, and primed for scale — a rare opportunity in a high-traffic location.

RATES

We are informed by the seller they pay: £TBC per annum. *We insist all interested parties make their own enquiries regarding business and or council tax rates.

TURNOVER

We understand from our vendor client that the current turnover averages at £2,000 PER WEEK, working on an excellent profit margin yielding a net profit of £24,000 per annum.

TRADING HOURS

Monday – Saturday 0730 – 1630. Sunday 0900 – 1530.

REASON FOR SALE

Concentrate on other business interests.

LEASE

The premises are held on a 10 year lease with 9 years remaining. Current rental of £16,500 per annum. No rent review until 2028.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: two story premises within arcade, ample retail space and shop display windows, 2 x treatment rooms (used for piercing), reception area with ample seating, reception desk, WC, kitchenette, further space for 3rd piercing area, lower ground floor, open plan with 3 x hydraulic chairs, WC.

STAFF

Our vendor client doesn't work in the business at all, instead but business operates a rental commission structure with the retailer and the 2 x piercer.

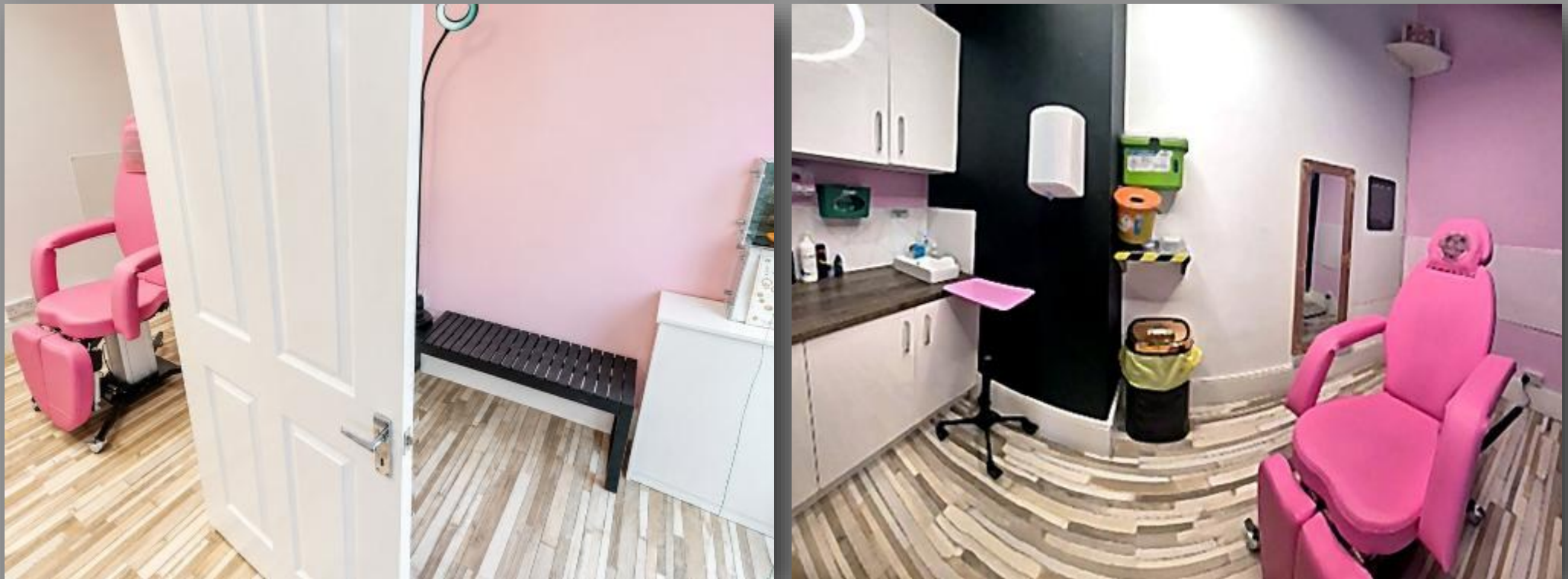
LEGAL FEES

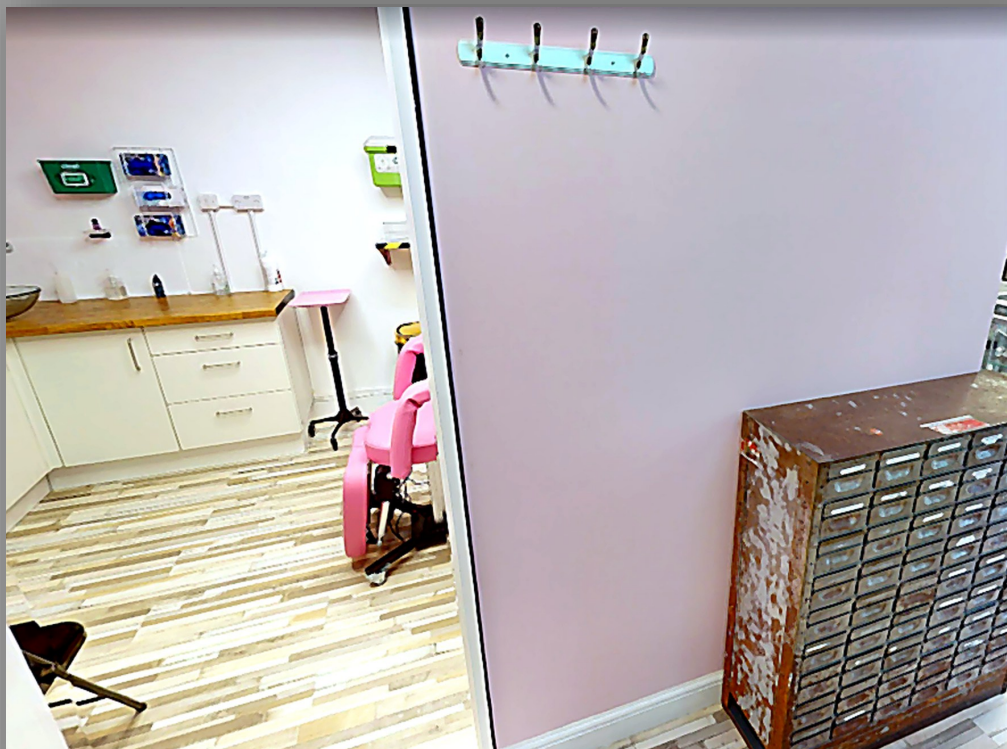
Each party is to cover their own legal fees and 50% contribution to all landlord costs, or otherwise negotiated as part of the sale.

PRICE

We are instructed by our Vendor to offer this business for sale, AT THE PRICE OF £39,995 priced to reflect the remainder of the lease, equipment, goodwill, and fixtures and fittings. Stock to be purchased at valuation.









*‘Our **business** is selling your **business**’*

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